WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150022892 DEEDWARR
Recvd: 03/30/15 11:28 2 pgs
Fees: 13.00 Taxes: 462.50
20150330-0026989

G-TG-15-7780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/26/16

(AFFIX SEAL)

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Julie D. Carroll	NEW OWNER	
(NAME)	(NAME)	
7780 Sawyer Brown Road		**128-11-0-047.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SAEED NOWROOZI AND MEHRANGIZ MINDASHTI REZAEI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIE D. CARROLL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7B on the Plan of Final Plat Zone Lot Division Lots 2-10, Section Two, Clunan Heights of record in Plat Book 6250, Page 362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Saeed Nowroozi and Mehrangiz Mindashti Rezaei, husband and wife by Warranty deed from G. Steven Hulen and wife Janice D. Hulen of record in Instrument No. 20010209-0012862 Register's Office for Davidson County, Tennessee, dated February 06, 2001 and recorded on February 09, 2001.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 362, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6537, Page 70, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 6514, Page 58, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7780 Sawyer Brown Road , Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 26th DAY OF MARCH, 2015.

Saeed Nowroozi

Saeed Nowroozi

Mehrangiz Mindashti Rezaei by Saeed Nowroozi, Attorney in Fact

Mehrangiz Mindashti Rezaei by Saeed Nowroozi, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAEED NOWROOZI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Saeed Nowroozi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEHRANGIZ MINDASHTI REZAEI, and who acknowledged he executed the same as the free act and deed of the said MEHRANGIZ MINDASHTI REZAEI.

Witness my hand and official seal, this the 26th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066